

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-03-39/Z-84-78

03- 0 -1077

AN ORDINANCE TO AMEND ORDINANCE Z-84-78,
ADOPTED BY CITY COUNCIL NOVEMBER 5, 1984
AND APPROVED BY THE MAYOR NOVEMBER 8,
1984 REZONING FROM THE C-2 (COMMERCIAL
SERVICE) DISTRICT TO THE I-1-C (LIGHT INDUSTRIAL
CONDITIONAL) DISTRICT, PROPERTY LOCATED AT **2441
CHESHIRE BRIDGE ROAD, N.E.**, FOR THE PURPOSE
OF APPROVING A CHANGE OF CONDITIONS AND A
REVISED SITE PLAN.

OWNER: UVAG REALTY PARTNERSHIP
APPLICANT: HR INVESTMENT PARTNERS, LLC
BY: NATHAN V. HENDRICKS, III
NPU-F COUNCIL DISTRICT 6

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as
follows:

SECTION 1. That Ordinance Z-84-78, adopted by City Council November 5, 1984 and
approved by the Mayor November 8, 1984 rezoning from the C-2 (Commercial Service)
District to the I-1-C (Light Industrial-Conditional) District, property located at **2441
Cheshire Bridge Road, N.E.**, is hereby amended by deleting Conditions 1 & 2 described
therein and substituting in lieu thereof the following new condition 1:

Site plan entitled "ALTA/ACSM Survey for HR Investment Partners, LLC"
prepared by Boutwell Engineering, Inc., dated May 16, 2003 and marked received
by the Bureau of Planning June 10, 2003.

SECTION 2. That Condition #3 of the original ordinance shall remain in full force and
effect, but shall be renumbered Condition #2.

SECTION 3. That a copy of Ordinance Z-84-78 is hereby attached for reference
purposes.

SECTION 4. That all ordinances or parts of ordinances in conflict with this ordinance
are hereby repealed.

CLERK OF COUNCIL
Atlanta Ga.

AN ORDINANCE
BY: ZONING COMMITTEE

Z-84-78

Date Filed: 8/13/84

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA,
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection herewith be changed so that the following property located at 2441 Cheshire Bridge Road, N.E.

be changed from C-2 (Commercial Service)
District to I-1-C (Light Industrial-Conditional)
District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 6
of the 17th District, Fulton County, Georgia, being more
particularly described as follows:

See attached legal description

SECTION 2. That this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta entitled "Conditional Development" and the Building Inspector shall issue a building permit for the development of the above described property only in compliance with the following conditions: NOTE: The conditional site plan hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Atlanta Board of Zoning Adjustment.

See attached conditions for Z-84-78

SECTION 3. That the maps referred to, now on file in the Office of the Clerk of Council, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

(3/12/84)

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A true and correct copy,

Clifford A. Parks
DEPUTY CLERK OF COUNCIL

ADOPTED by Council November 5, 1984
APPROVED by Mayor November 8, 1984

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in land Lot 6 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point on the easterly right-of-way of Cheshire Bridge Road, said point being 192.5 feet northerly from the northern right-of-way of Sheridan Road; thence N 06° 50' 06" W, along the eastern right-of-way of Cheshire Bridge Road a distance of 178.85 feet to a point; thence N 06° 58' 44" E, along the eastern right-of-way of Cheshire Bridge Road a distance of 74.73 feet to a point marked by an iron pin; thence N 88° 24' 41" E, a distance of 481.62 feet to a point marked by an iron pin; thence S 01° 52' 47" E, a distance of 250.00 feet to a point marked by an iron pin; thence S 88° 10' 25" W, a distance of 477.67 feet to a point marked by an iron pin and the Point of Beginning.

Said tract containing 2.800 acres.

Z-84-78

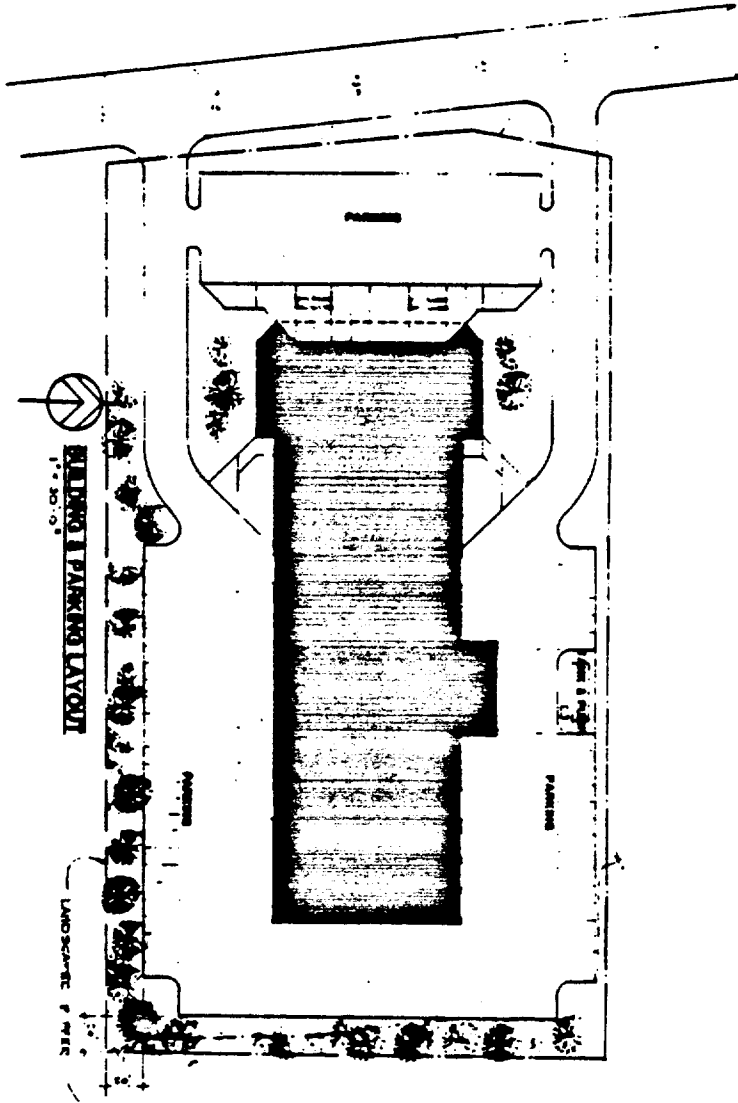
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Conditions for Z-84-78

1. Site plan entitled "Building and Parking Layout" prepared by Webb-Pillert, Inc., Architects, undated, and marked received by the Zoning Review Board October 11, 1984.
2. The subject property is to be used only for the purpose shown on the above referenced plan and as represented by the applicant before the Zoning Review Board.
3. There are to be no adult businesses located on this property.

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SITE LOCATION MAP

2-03-39/2-84-78
 KILLIN
 7/1/84



webb - pillert, inc
 architects
 100-281-1720
 100-281-1720
 100-281-1720



2-03-39/2-84-78

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